

**City of Greensboro Planning Department  
Zoning Staff Report  
April 10, 2006 Public Hearing**

*The information provided in this staff report has been included for the purpose of reviewing proposed zoning changes. Since the zoning process does not require a site plan, there may be additional requirements placed on the property through the Technical Review Committee process to address subdivision and development regulations.*

**Item:** F  
**Location:** 5406 Cedar Field Drive (East side of Cedar Field Drive south of Highland Grove Drive)

**Applicant:** Richard L. and Frances M. Barnes  
**Owner:** Richard L. and Frances M. Barnes

**From:** County RS-15  
**To:** City RS-15

**Conditions:** N/A

SITE INFORMATION	
<b>Maximum Developable Units</b>	1
<b>Net Density</b>	N/A
<b>Existing Land Use</b>	Single Family Dwelling
<b>Acreage</b>	0.303
<b>Physical Characteristics</b>	<i>Topography:</i> Generally flat <i>Vegetation:</i> Grass / Mature trees <i>Other:</i> N/A
<b>Overlay Districts</b>	N/A
<b>Historic District/Resources</b>	N/A
<b>Generalized Future Land Use</b>	Low Residential
<b>Other</b>	N/A

SURROUNDING ZONING AND LAND USE		
Location	Land Use	Zoning
<i>North</i>	Single Family	RS-15
<i>South</i>	Single Family	RS-15
<i>East</i>	Single Family	RS-15
<i>West</i>	Single Family	RS-15

ZONING HISTORY		
Case #	Year	Request Summary
N/A		

<b>RS-15 ZONING DISTRICT</b>	
<b>RS-15:</b> Primarily intended to accommodate moderate density single family detached dwellings in developments where public water and sewer service is required. The overall gross density will typically be 2.5 units per acre or less.	

<b>TRANSPORTATION</b>	
<b>Street Classification</b>	Cedarfield Drive – Local Street.
<b>Site Access</b>	Existing residential.
<b>Traffic Counts</b>	None available.
<b>Trip Generation</b>	N/A.
<b>Sidewalks</b>	N/A.
<b>Transit</b>	No.
<b>Traffic Impact Study</b>	Not required per TIS Ordinance.
<b>Street Connectivity</b>	N/A.
<b>Other</b>	N/A.

<b>ENVIRONMENTAL REVIEW</b>	
<b>Water Supply Watershed</b>	Yes, Site drains to Greensboro Watershed WSIII WCA tier 3
<b>Floodplains</b>	N/A
<b>Streams</b>	N/A
<b>Other</b>	If any development is proposed site must meet watershed critical area regulations.

<b>LANDSCAPING REQUIREMENTS</b>	
<b>Location</b>	<b>Required Planting Yard Type and Rate</b>
<i>North</i>	N/A
<i>South</i>	N/A
<i>East</i>	N/A
<i>West</i>	N/A

## CONNECTIONS 2025 COMPREHENSIVE PLAN POLICIES

### Connections 2025 Written Policies:

**POLICY 9A.5:** Continue to link City-initiated annexations and approvals of annexation petitions to water/sewer extension policies regarding designated growth areas.

**Connections 2025 Map Policies:**

*The area requested for rezoning lies within the following map classifications:*

Low Residential (3-5 d.u./acre): This category includes the City's predominantly single-family neighborhoods as well as other compatible housing types that can be accommodated within this density range. Although there are some existing residential areas in the City developed on lots greater than 1/3 acre, future residential developments and "conventional" subdivisions should generally maintain a gross density of no less than three dwellings per acre, except where environmental constraints (e.g., the Watershed Critical Area) prevent such densities from being achieved. Compact developments that include clustered, small lots with substantial retained open space are encouraged.

**CONFORMITY WITH OTHER PLANS**

*The following aspects of relevant plans may be applicable in this case:*

**City Plans:** N/A

**Other Plans:** N/A

**STAFF COMMENTS**

**Planning:** The portion of Highland Grove Subdivision that is in the city limits was annexed effective July 31, 1997. The original zoning of RS-15 was approved by City Council, upon a favorable recommendation by the Zoning Commission, in May 1997.

A 31.6-acre tract to the south, east of Long Valley Road, was originally zoned to RS-12 and the annexation of that property was effective on March 31, 2006.

This request is consistent with the Low Residential land use classification on the Generalized Future Land Use Map of Connections 2025. Furthermore, this request is a simple conversion from existing County Zoning RS-15 to City Zoning RS-15.

**GDOT:** No additional comments.

**Water Resources:** No additional comments.

**STAFF RECOMMENDATION**

Based on all the information contained in this report, the Planning Department recommends approval.